

CITY OF SAN JOSÉ, CALIFORNIA  
 Department of Planning, Building and Code Enforcement  
 801 North First Street, Room 400  
 San José, California 95110-1795

Hearing Date/Agenda Number  
 H.L.C. 09/03/03 Item 6.a

File Number  
 SP02-055

Application Type  
 Special Use Permit  
 91 S. Autumn Street

Council SNI  
 6 Burbank/Del Monte

Planning Area  
 Central

Assessor's Parcel Number(s) 259-38-087,  
 259-38-088, 259-38-089, 259-38-090

## STAFF REPORT

### PROJECT DESCRIPTION

Completed by: Alison Hicks

Location: West side of South Autumn Street approximately 90 feet northerly of West San Fernando Street

Gross Acreage: 0.61

Net Acreage:  
 0.61

Net Density: n/a

Existing Zoning: CN Commercial Neighborhood  
 and LI Light Industrial

Existing Use: Vacant single-family home, Power Play Hockey,  
 Wholesale Florist and Parking Lot

Proposed Zoning: CN Commercial Neighborhood  
 and LI Light Industrial

Proposed Use: Public eating establishment, Power Play Hockey,  
 Wholesale Florist and Parking Lot

### GENERAL PLAN

Completed by: ALH

Land Use/Transportation Diagram Designation  
 Transit-Oriented Mixed Use

Project Conformance:  
☒ Yes ☐ No  
☐ See Analysis and Recommendations

### SURROUNDING LAND USES AND ZONING

Completed by: ALH

North: Commercial

CN Commercial Neighborhood

East: Light Industrial

LI Light Industrial

South: Light Industrial

LI Light Industrial

West: Light Industrial

LI Light Industrial

Completed by: ALH

☐ Environmental Impact Report found complete  
☐ Negative Declaration circulated on  
☐ Negative Declaration adopted on

☒ Exempt  
☐ Environmental Review Incomplete

### FILE HISTORY

Completed by: ALH

Annexation Title: Gardiner

Date: 3/16/1911

### PLANNING DEPARTMENT RECOMMENDATIONS

☒ Recommend Approval

Date: \_\_\_\_\_

Approved by: \_\_\_\_\_

☐ Recommend Approval with Conditions  
☐ Recommend Denial

**OWNER**

Sally Meduri  
 268 South Wren Way  
 Campbell, CA 95008

**APPLICANT AND DEVELOPER**

Jay Robert Meduri  
 172 George Street  
 San Jose, CA 95110

**PUBLIC AGENCY COMMENTS RECEIVED**

Completed by: ALH

Department of Public Works

N/A

Other Departments and Agencies

N/A

**GENERAL CORRESPONDENCE**

N/A

**ANALYSIS AND RECOMMENDATIONS****BACKGROUND**

The applicant and developer, Jay Robert Meduri is requesting a Special Use Permit to convert an existing vacant single-family residence to a public eating establishment use on a site at 91 South Autumn Street (Assessor's Parcel Number 259-38-088) and to allow shared parking for the eating establishment on three adjacent sites (Assessor's Parcel Numbers 259-38-087, 259-38-089, 259-38-090). Sally Meduri, mother of the developer, owns all four sites. The sites are surrounded by a variety of industrial, commercial and entertainment uses along both sides of South Autumn Street and near entertainment sites such as the Arena.

The house at 91 South Autumn is in the CN Commercial Neighborhood Zoning District. It is Neo Classical in style and was built ca. 1910. It has been used continuously as a residence, but is now vacant. Mr. Meduri plans to prepare New Orleans cuisine on site and make it available to eat both on site and to take out. Uses at the three sites proposed to share parking with the eating establishment include a Power Play Hockey entertainment facility, a wholesale florist and a parking lot. These uses will remain the same. The three lots are in the LI Light Industrial Zoning District.

A Special Use Permit is required for conversion of a residence to a commercial use. Otherwise a public eating establishment is a permitted use (allowed by right) in the CN Commercial Neighborhood Zoning District. The change in use will allow the exterior of this historic resource to be preserved and used in a manner compatible with current neighborhood developments as well as with the Zoning Ordinance and General Plan. It is unlikely that the house would be viable as a residence, given the industrial and commercial uses now surrounding it.

**HISTORIC RESOURCE DESCRIPTION**

The house at 91 South Autumn Street, also known as the Victor Buron residence, was built around 1910. Joseph Meduri, the owner, moved the house to its current location between 1950 and 1952. The house remains in the Meduri family to this day and is proposed for adaptive reuse by the Meduri family.

This one-story, wood framed house faces east on a mid-block parcel. The small front yard is landscaped with lawn and shrubs. It is one of four houses remaining on a formerly residential block. The house has a generally rectangular plan with staggered sections at the rear. Walls are clad in three-lap rustic siding. The hip roof, with front attic gable, has overhanging eaves and soffits. There are two chimneys. The full front porch has a hip roof with a gable over the entry. The wood sash windows are primarily double-hung and fixed-pane. There are three small casement windows in the attic gable, and a three-sided bay on the porch has windows with small-paned transoms. Wood ornamentation includes turned balusters and clustered Ionic columns on the porch, a dentil course under the eaves, and rich floral molding in both gables. The house appears unaltered except for concrete stairs at the front and an added side entry from which the stairs have been removed.

This building was subject to evaluation as a part of the 1999 Vasona Corridor Light Rail Project and was found not to qualify for the National Register of Historic Places. There was no evaluation for California Register of Historic Resources eligibility. The building is currently listed in the City of San Jose Historic Resources Inventory as an Identified Structure.

### **ENVIRONMENTAL REVIEW**

Under the provisions of Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from environmental review in that the project is limited to new construction or conversion of small structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. In particular, this project involves the conversion of an existing small structure from one use to another where only minor modifications are to be made to the exterior of the structure.

### **GENERAL PLAN CONFORMANCE**

The four sites have a General Plan Land Use/Transportation Diagram designation of Transit-Oriented Mixed Use. The proposed project is consistent with the City's General Plan under the Discretionary Alternate Use Policy which states that an alternate use will be permitted without a Land Use Diagram amendment if it fosters "the preservation of historic structures, or the development of high quality and well designed projects." Additionally, the rehabilitation is consistent with the General Plan Historic, Archaeological and Cultural Resources Goal of the preservation of historically significant structures and districts in order to promote a greater sense of awareness and community identity and to enhance the quality of urban living.

### **PROJECT DESCRIPTION**

The project proposes to rehabilitate the house with no changes to the exterior except for the addition of a handicap ramp and entry, a small rear addition to enclose a walk-in cooler and reconstruction of front wood stairs like the original. All materials, windows, doors, characteristic features, roof elements and architectural projections will be retained, or if beyond repair, replaced in kind.

Two wood windows will be removed. One, on the south elevation, where the handicap ramp meets the house will be removed to install one accessible door. The other on the west elevation will be removed for the proposed rear addition. The handicap ramp, required for ADA reasons, was designed for minimal visual disruption of the frontage of the house. It will be made of wood and run along and within the existing side setback, except for an

approximate four (4) foot by eight (8) foot projection into the front setback.

A small addition at the rear of the building to enclose a walk-in cooler will be given a shed roof and different but compatible wood siding in order to be differentiated from the original portion of the house.

The interior of the house will be changed to accommodate an expanded cooking area, a counter area and a dining area. Landscaping in the front setback will include a dining patio of slate stone, a brick walkway, both set in sand, as well as trees and potted plants.

## **ANALYSIS**

The primary project issue is conformance with the Secretary of the Interior's Standards for Rehabilitation (Standards). The project conforms to the Standards in general, and in particular to Standards No. 1, No. 6 and No. 9.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The project proposes a change in use from a single-family residence to an eating establishment. This new use is appropriate in that it requires minimal change to distinctive materials, features, spaces, and spatial relationships of the house in conformance with Standard No. 1.

The project proposes to refurbish and restore as much of the existing historic fabric of the building as possible, in conformance with Standard No. 6.

A small addition at the rear of the building for a walk-in cooler will be given a different but compatible roof and siding in order to be differentiated from the rest of the house in conformance with Standard No. 9.

## **RECOMMENDATION**

Planning staff recommends that the Historic Landmarks Commission find that the proposal conforms to the Secretary of the Interior's Standards and recommend approval of the proposed alterations to the Director of Planning.

### **Attachments:**

- Photograph
- Excerpt from the Historic Properties Survey Report: Vasona Corridor Light Rail Project
- Map